

1. All lots in said subdivision shall be residential lots, to be used exclusively for single-family residential dwellings. No residence shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height.
2. No sheep, goats, or other such animals of similar breed shall be permitted to be kept on any of said lots. Likewise, no chickens, ducks, geese, or other such fowl shall be permitted to be kept on any of said lots, except that fowls may be maintained in a limited number, not to exceed 15, for the purpose of being consumed by the family residing on said lot or to be kept as pets for the pleasure of said family. Cats, dogs, caged birds, ponies, and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon said lot; however, this restriction would prohibit and prevent the raising of dogs, cats, birds, ponies, and horses as a business. Cattle may not be kept on lots.
3. No lot shall be recut to a smaller size than that shown on the recorded plat.
4. No dwelling shall be placed on said lots that contain less than 1800 square feet of floor space.
 - (a) On all lots, no two story residence shall be located placed, altered, or permitted to remain containing less than 1,200 square feet of floor space on the ground floor, nor less than 1,000 square feet of floor space on the second floor.
 - (b) In computing the square footage of any split level residence, any basement which is furnished and heated shall be computed on a one-half of its square footage towards computation of the total square footage required. In computing the square footage of any one and one-half story residence, no credit shall be given for the square footage area above the main ground floor area.
5. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lots shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any of said lots, either temporarily or permanently.
7. No fence of any type, wall or hedge shall be erected on any of said lots in front of the front wall of the dwelling located thereon which shall exceed five (5) feet in height. All fuel oil tanks, gas tanks, and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.
8. The set back line for the construction of dwellings shall be 100 feet.
9. No concrete blocks, cinder blocks or any similar type building material, or asbestos shingle siding, shall be used in connection with the construction of any buildings erected upon said lots so that said materials are visible from the outside of said building.

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